

TRANSFER  
NOT NECESSARY

JAN - 5 2012

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201201060002799

Pgs: 3 \$36.00 T20120001307  
01/06/2012 4:31PM BXGAHANNA BOX  
Daphne Hawk  
Franklin County Recorder

Utility Easement  
**DEED OF EASEMENT**

*Gahanna Title  
Box*

KNOW ALL MEN BY THESE PRESENTS, That Billy G. Decker Successor Trustee of the Vanietta B. Decker Trust in consideration of the sum of One thousand Dollar(s) (\$ 1000<sup>00</sup>) and other good and valuable considerations to him paid by the City of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, do hereby grant and release to said City of Gahanna, Ohio, its successors and assigns, forever, an Easement over and through the following described real estate and shown on Exhibits "A and B" attached hereto and made a part hereof:

A 0.017 Acre Utility Easement

SEE ATTACHED EXHIBITS "A AND B"

The Easement is granted for the purpose of constructing, using and maintaining an Underground Water Pressure Reducing Valve Vault and appurtenant works in any part of said strip, including the right to clean, repair and care for said Vault, together with the right of access to said strip for said purpose.

TO HAVE AND TO HOLD said premises unto said Grantee, the City of Gahanna, Ohio, its successors and assigns, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, Billy G. Decker hereby covenants with the Grantee that they are the lawful owners of the above described real estate, that they are lawfully seized of the same in fee simple and have good, right and full power to make this grant, have hereunto set their hand this 21 day of December, 2011.

**EXHIBIT A**

Signed and acknowledged in the presence of:

Paul Westphal  
Witness

By: Billy G. Decker  
Billy G. Decker

\_\_\_\_\_  
Witness

STATE OF OHIO                    )ss:  
COUNTY OF FRANKLIN        )

BE IT REMEMBERED, That on this 21 day of December, 2011,  
before me, the subscriber, a Notary Public in and for the said State, personally came the above  
named Billy G. Decker, who acknowledged the  
signing of this instrument to be their voluntary act and deed for the uses and purposes therein  
mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal  
on the day and year last aforesaid.



**BRANDI BRAUN**  
Notary Public, State of Ohio  
My Commission Expires April 8, 2015  
Recorded in Franklin County

[Signature]  
Notary Public

My Commission Expires 4-8-2015

This Instrument Prepared By:  
City of Gahanna



**W.E. STILSON**  
CONSULTING GROUP

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Suite 250  
Columbus, OH 43235  
phone 614.847.4670  
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*Pride in the Details. Passion in our People.*

**Description for a 0.017 Acre Easement**

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being located in Lot 3 of Section 2, Township 1. Range 16, United States Military Lands, and being a 0.035 acre easement out of a 1.050 acre tract in the name of Billy G. Decker, Successor Trustee of The Vanieta B. Decker Trust as described as Parcel 1 in Instrument 201102040018107, all deed references are filed at the Franklin County Recorder's Office, Franklin County, Ohio:

Starting at the southeasterly corner of a 0.637 acre tract in the name of Billy G. Decker, Successor Trustee of The Vanieta B. Decker Trust as described as Parcel 2 in Instrument 201102040018107, also being the westerly right of way line of Clotts Road (being 30.0 feet westerly from and parallel to the centerline of Clotts Road);

Thence S 07°32'15" E, a distance of 18.00 feet along the right of way line of said road, also being the easterly line of said grantor to the **True Place of Beginning**;

Thence continuing S 07°32'15" E, a distance of 50.00 feet along the right of way line of said road, also being the easterly line of said grantor;


Thence S 82°27'45" W, a distance of 15.00 feet leaving and perpendicular to said right of way line through said 1.050 acre tract;

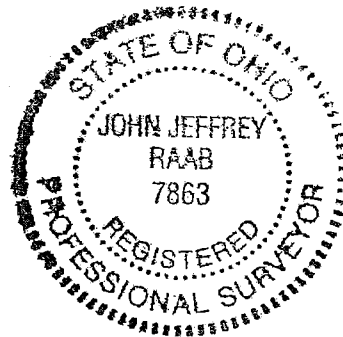
Thence N 07°32'15" W, a distance of 50.00 feet continuing through said 1.050 acre tract parallel to said right of way line of said road to the southerly line of said 0.637 acre tract;

Thence N 82°27'45" E, a distance of 15.00 feet continuing through said 1.050 acre tract to said right of way line and to the **True Place of Beginning** for this particular description containing 0.017 acres more or less.

The bearings for this description are based on the easterly line of said 1.050 acre tract, also being the westerly right of way line of Clotts Road being S 07°32'15" E, as stated in Instrument 201102040018107.

I hereby certify this description was prepared by using Franklin County courthouse records and the City of Gahanna Clotts Road PRV Relocation Plan by W.E. Stilson Consulting Group in October 2011.

  
John Jeffrey Raab, P.S. 7863      Date 11/22/11



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